

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2010**

- 3. APPLICATION: Z10-016 (10335-00000-00226)**  
**Location:** **5101 THOMPSON ROAD (43230)**, being 7.2± acres located on the south side of Thompson Road, 980± feet east of Chestnut Hill Drive (460-289147 & 460-289148).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Judith Davis; 5101 Thompson Road; Columbus, OH 43230, & Daniel Galiardi; 5151 Thompson Road; Columbus, OH 43230.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

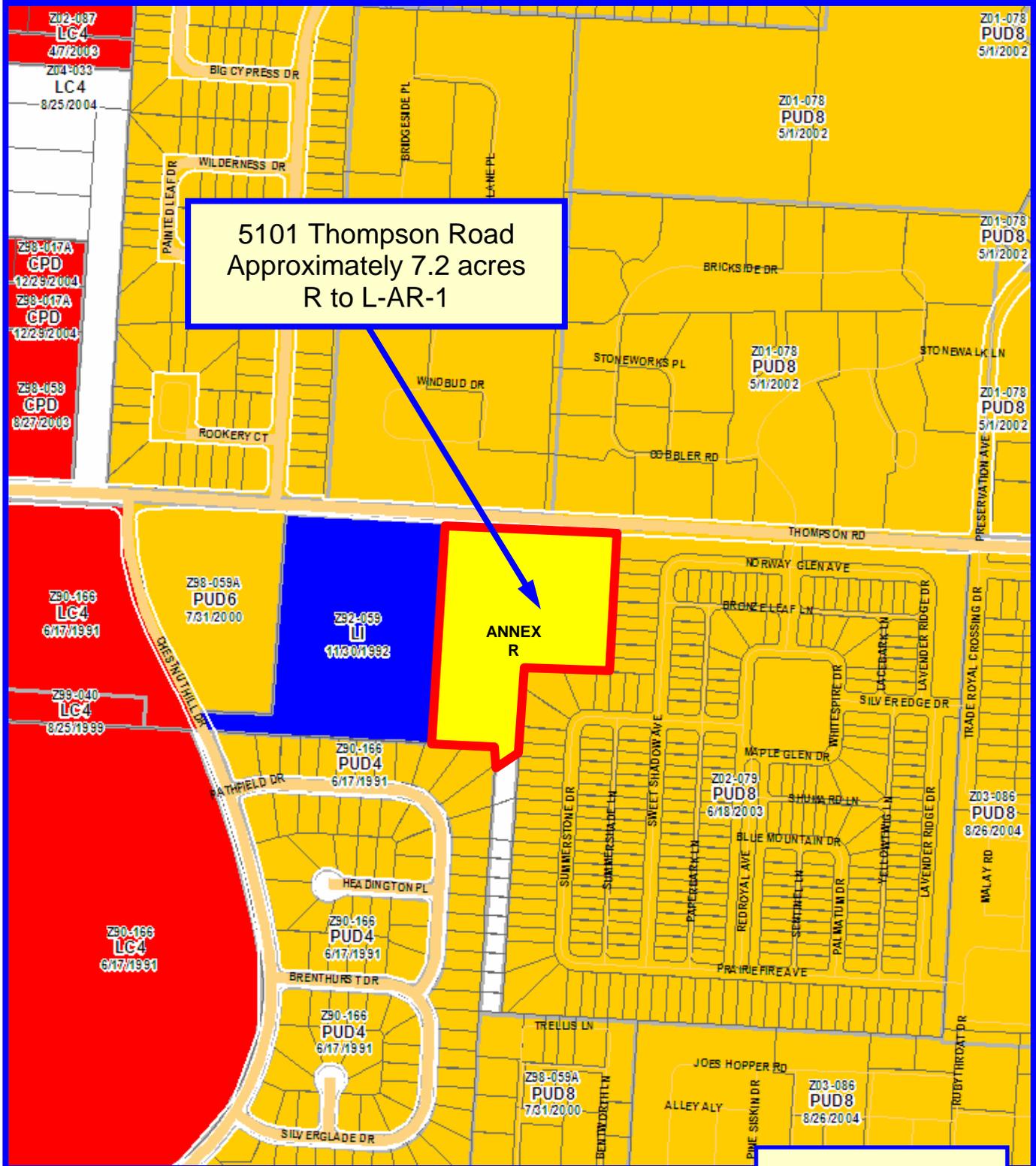
- The 7.2± acre site is developed with two single-unit dwellings that were recently annexed to the City of Columbus and are zoned R, Rural District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow a 186-unit apartment complex.
- The site is bounded by multi-unit residential development to the north across Thompson Road and single-unit residential development to the east and south, all in the PUD-8, Planned Unit Development District. To the west is an elderly housing/assisted living facility in the L-I, Limited Institutional District.
- The site is located within the planning area of *The Northland Plan Volume II (2002)*, which encourages single-unit residential development east of Hamilton Road and south of East Dublin-Granville Road. The Plan also encourages preservation of existing tree stands, wetlands, and other natural areas through sensitive site design. Staff supports the proposed multi-unit residential development as a transitional use between the institutional use to the west and the adjacent single-unit residential development.
- The limitation text commits to a site plan and elevation drawings, and includes applicable *Northland Development Standards (1992)*, commitments to a maximum of 186 units, maximum lot coverage of 68%, landscaping, screening, tree preservation, exterior building materials, and lighting controls. The proposed 15-foot tree preservation area along the east and south property lines combined with the tree preservation area in the adjacent single-unit development achieves a 40-foot total area.
- The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards

infrastructure costs. The specifics of the funding requirements will need to be finalized prior to this application being submitted to City Council for consideration.

- The applicant has filed a companion Council variance (CV10-029) for a reduced perimeter yard from twenty-five feet to five feet along the west property line.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested L-AR-1, Limited Apartment Residential District will allow a maximum of 186 apartment units at a density of 25.83 units per acre, much higher than what is permitted in the surrounding PUD-8 Districts and the adjacent elderly housing/assisted living facility. The plans and limitation text include development standards in consideration of the adjacent single-unit development, and are consistent with site design recommendations from the *Northland Development Standards* and *The Northland Plan Volume II*. Staff supports the multi-unit residential development at this location, but prefers a lower density that is more consistent with the surrounding developments.



5101 Thompson Road  
 Approximately 7.2 acres  
 R to L-AR-1

**ANNEX  
 R**

**Z10-016**

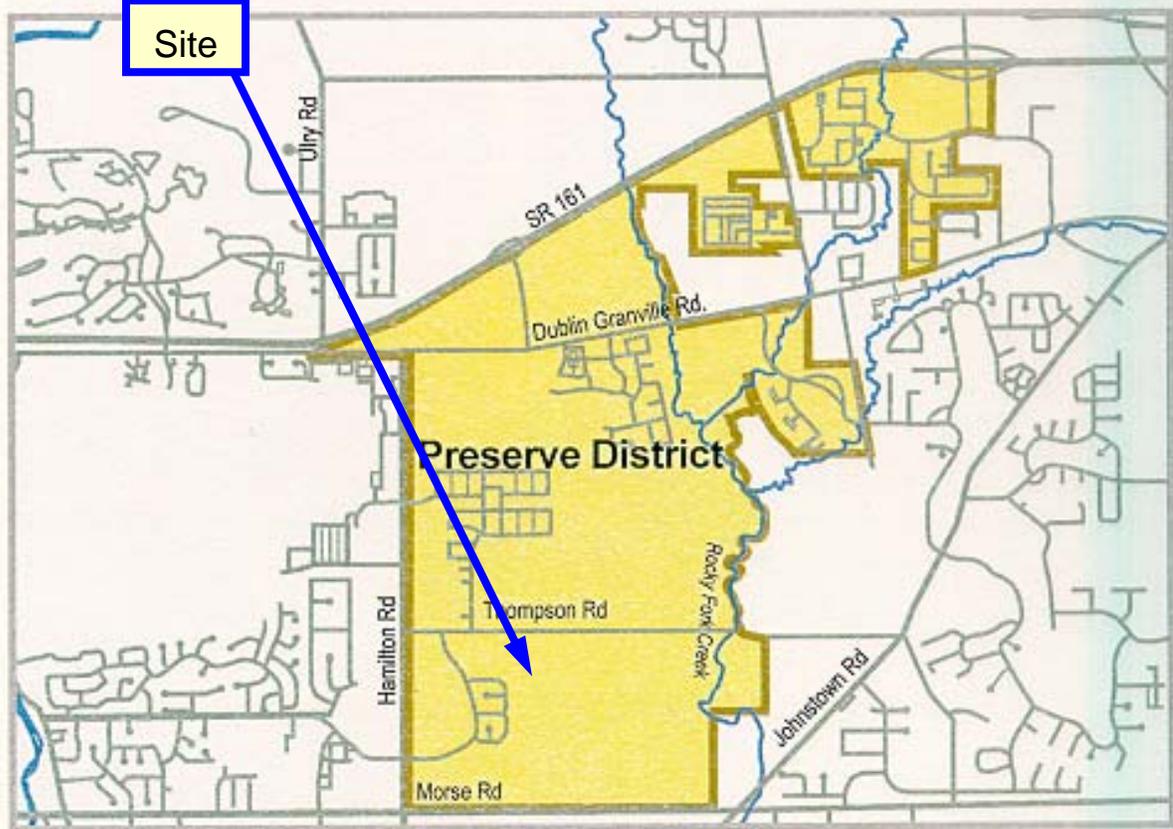


### Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

**Z10-016**

***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



**Z10-016**



5101 Thompson Road  
Approximately 7.2 acres  
R to L-AR-O

**Z10-016**

**Limitation Overlay Text**

Proposed District: L-AR-1  
Property Address: 5101 Thompson Road  
Owners: Judith Davis and Daniel Galiardi  
Applicant: Preferred Real Estate Investments II LLC  
Date of Text: August 27, 2010  
Application No: Z10-016

I. Introduction: The subject site is an in-fill property located between regional scale commercial uses, institutional uses and residential uses. The site is ideal for a multi-family project with increased density, due to the fact that infrastructure, support services, leisure activities and working environments are all in the immediate proximity. A traffic study for the site was completed and showed that there is already a sufficient roadway network in this area and that the proposed development would not have any significant impact on traffic levels. The traffic study has been reviewed and approved by the City of Columbus.

The applicant has committed to a Site Plan. The Site Plan identifies a tree preservation zone on the east and south sides of the property, as well as additional landscaping and fencing along Thompson Road and the east and south sides of the property.

The site is part of the Pay-As-We-Grow program and the applicant will be obligated to pay \$2,300 per unit to the City of Columbus, which will result in \$427,800.00 in additional income to the City of Columbus. The site can be developed at increased densities without impacting existing roadways and, at the same time, provide significant funds for area parks, services and infrastructure.

2. Permitted Uses: Multi-family and associated uses as shown on the “Site Plan”.

3. Development Standards:

*A. Density, Lot, and/or Setback Commitments.*

1. The maximum number of dwelling units shall be 186.
2. The parking setback shall be 30 feet from Thompson Road.
3. There shall be a five (5) foot perimeter yard setback on the west side of the development as approved by CV10-029 and a twenty five (25) foot perimeter yard setback on the east and south sides of the development. No encroachment shall be permitted.
4. Maximum building shall be 35’

*B. Access, Loading, Parking and/or Other Traffic Related Commitments.*

1. All curb cuts and access points shall be subject to the review and approval of the Planning and Operations Division of the City of Columbus.
2. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement will always, at all times be in force for the purposes of enforcements/removal towing as required above. Towing agreements will be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owner and/or developer will designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement

of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions.

*C. Buffering, Landscaping, Open Space and/or Screening Commitments.*

1. The frontage along Thompson Road shall be landscaped with 2 deciduous and 2 ornamental trees planted for every 100 feet of frontage and white fencing that meets the New Albany Company standards. The trees may be evenly spaced or grouped together.
2. The developer shall install landscaping and basket weave fencing along the east and south property lines as shown on the Site Plan. Fencing shall be six feet in height and white in color.
3. A fifteen foot tree preservation zone shall be established along the east and south property lines as shown on the Site Plan. Indigenous plantings will be installed to fill voids within the tree preservation zone. Developer will consult with the City Forester.
4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first. The fencing shall be well maintained and painted regularly as needed.
5. Lot coverage for building and pavement shall be limited to 68% as shown on the Site Plan.

*D. Building Design and/or Interior-Exterior Commitments.*

1. The buildings shall be constructed in accordance with the submitted Building Elevation drawing. Garage buildings shall have architectural features to mitigate the appearance of a blank wall as shown on the Building Elevation drawing. The building elevations may be adjusted slightly to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and beaded vinyl siding.
3. Maximum height of light poles shall be fourteen feet.
4. All external lighting shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage. Lighting shall not exceed .1 foot candle along the east and south property line. Porch and patio lights shall not exceed 60 watts.

*E. Graphics and/or Signage Commitments.*

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

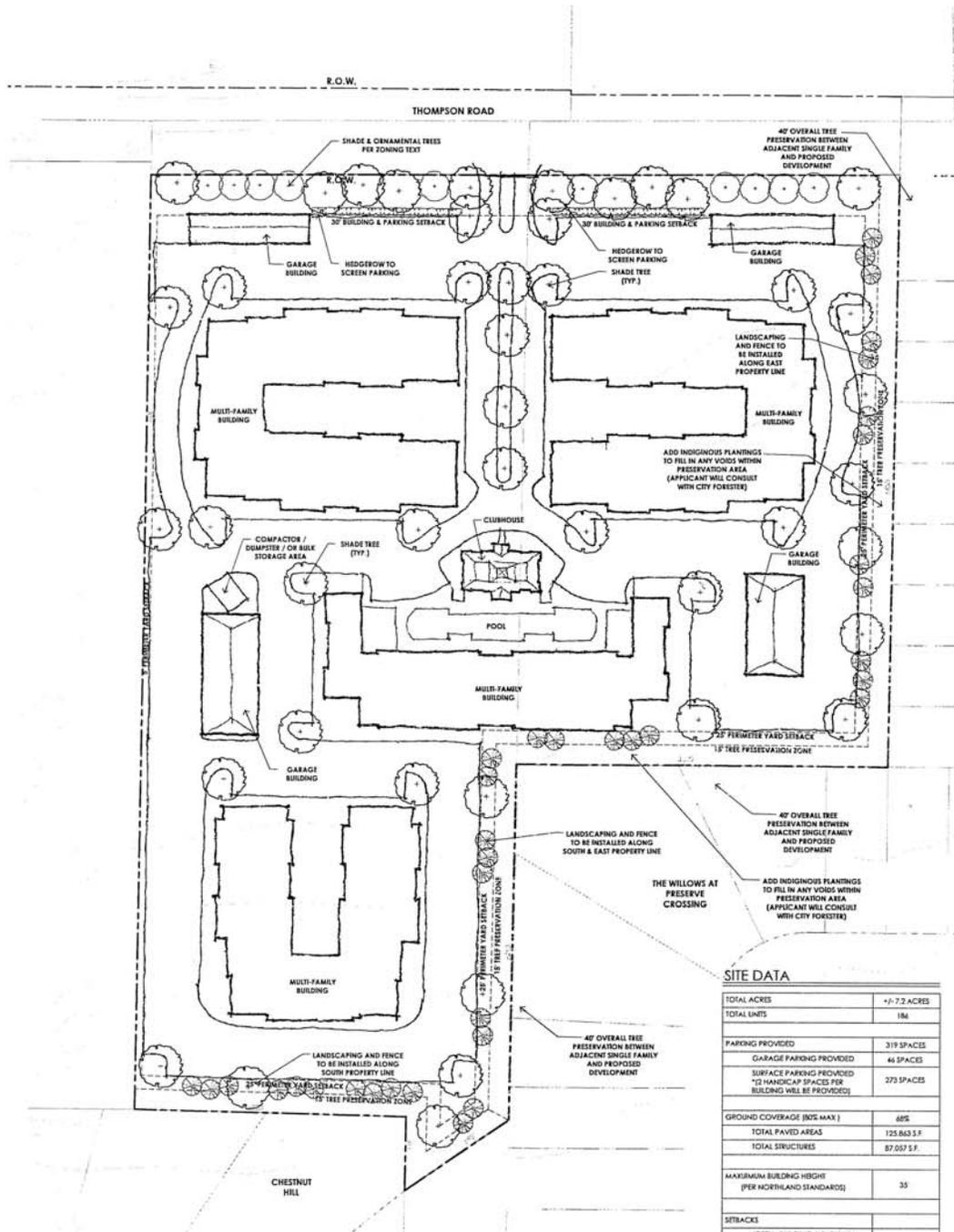
*F. Miscellaneous*

1. The proposed shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

\*\*\*The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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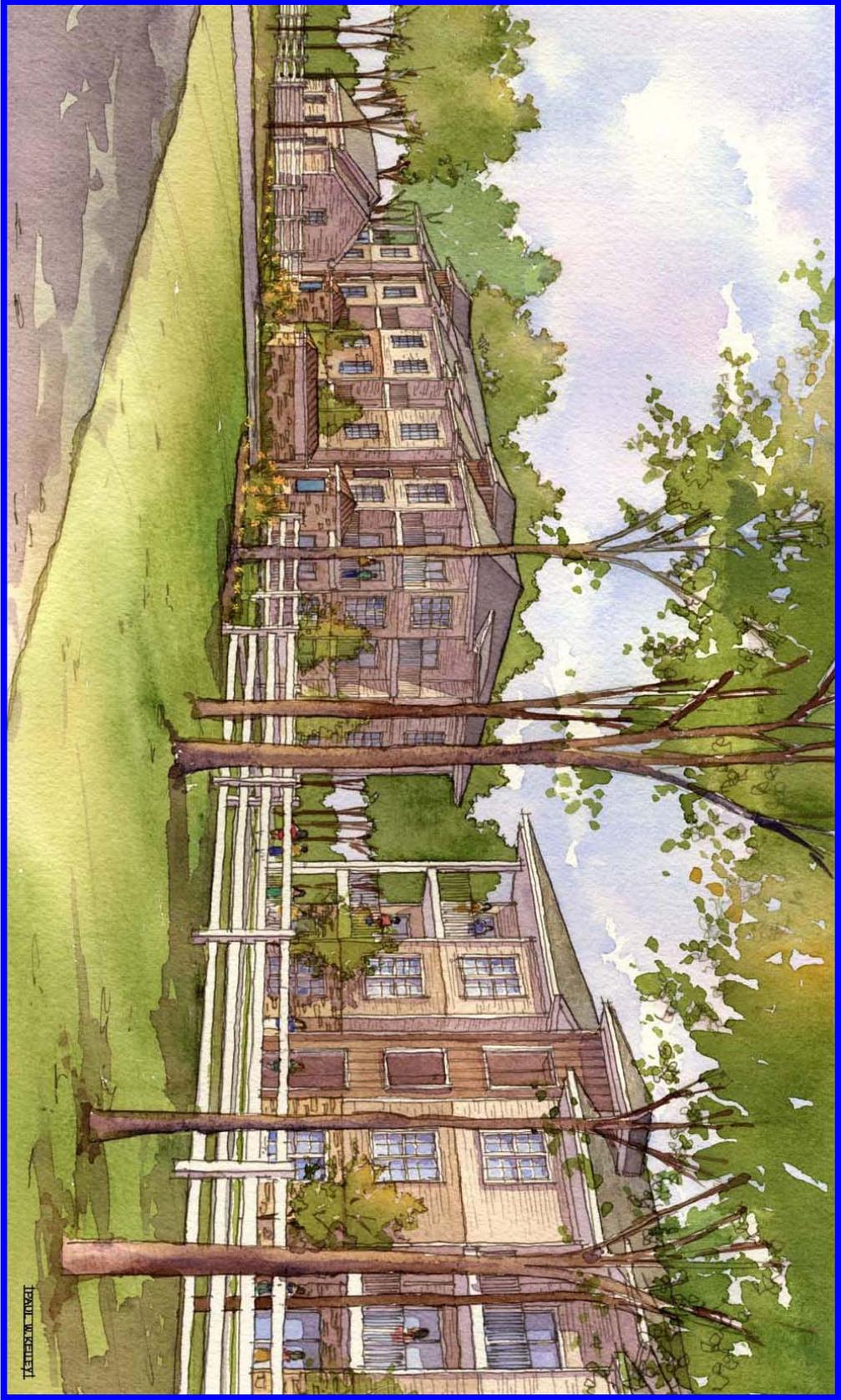
Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215



**SITE DATA**

TOTAL ACRES	+/- 7.2 ACRES
TOTAL UNITS	184
PARKING PROVIDED	319 SPACES
GARAGE PARKING PROVIDED	46 SPACES
SURFACE PARKING PROVIDED *12 HANDICAP SPACES PER BUILDING WILL BE PROVIDED	273 SPACES
GROUND COVERAGE (80% MAX)	68%
TOTAL PAVED AREAS	125,863 S.F.
TOTAL STRUCTURES	87,007 S.F.
MAXIMUM BUILDING HEIGHT (PER NORTHLAND STANDARDS)	35
SETBACKS	
NORTH - BUILDING & PARKING (PER NORTHLAND STANDARDS)	30'
WEST - PERIMETER YARD	5'
SOUTH & EAST - PERIMETER YARD	25'
SOUTH & EAST - TREE PRESERVATION	15'

**ZONING SITE PLAN**  
**THOMPSON ROAD**  
 PREPARED FOR PREFERRED LIVING  
 DATE: JUNE 22, 2010 REV. JULY 28, 2010 REV. AUGUST 27, 2010



NCC Development Committee Response

Application #Z10-016  
Address 5101 Thompson Rd.  
Agent/Applicant Jill S. Tangeman Esq.  
Telephone 614-464-5608  
Email [jstangeman@vorys.com](mailto:jstangeman@vorys.com)

Ms. Tangeman,

Our committee feels we could support your proposal with the following conditions:

1. Lighting to be 14 ft.(down lighting) and porch/patio lights not to exceed 60 watts..
  2. Front fencing on Thompson Rd. white board that meets the New Albany Co. Standard.
  3. All basket weave fencing shall be 6 ft. in height and white in color.
  4. There will be 2 Handicap parking spaces at all 4 buildings (8 total).
  5. An Advisory Committee will be formed with the surrounding residents to discuss any issues for 12 months after completion of construction.
  6. Meet with green Team Columbus to use Green materials as part of construction.
- Please add to text.

If there are any questions, you can contact me at 614-855-5456

Sincerely,

Robert Thurman  
Development Chairman  
Northland Community Council  
4493 Flower Garden Dr.  
New Albany, Ohio 43054  
(614) 855-5456  
[rthurman@insight.rr.com](mailto:rthurman@insight.rr.com)